

**RESOLUTION OF THE BOARD OF DIRECTORS
HERON ISLES OWNERS ASSOCIATION
FINING PROCEDURE**

The undersigned being all of the Board of Directors ("Directors") of Heron Isles Owners Association, Inc., a Florida not for profit corporation, ("Association"), do certify that the following Resolution of the Association is hereby adopted by the Directors effective as the 20 day of March, 2019.

WHEREAS, pursuant to the Declaration of Conditions, Covenants & Restrictions, Article XII, Section 1, and the Florida Statutes Section 720.305 (2), the Directors for the Association are authorized to promulgate the enforcement of restrictions by means of levying fines and / or suspending use rights.

NOW, THEREFORE, BE IT RESOLVED by the Directors of the Association:

1. Fines shall be set as states in Appendix A, not to exceed \$1,000.00 per aggregate.
2. Appointments to the initial Hearing Committee will consist of not less than three (3) members and no more than five (5) members. All members of the Hearing Committee must be in good standing with the Association.
3. Hearings are to be scheduled as needed.
4. Owners shall receive a notice 14 days in advance of the Hearing. The notice shall include the date of the Hearing, the amount of the fine to be imposed and the date the fine/suspension shall begin to be levied.
5. The Hearing Committee shall have the authority to approve or disapprove the principal of the fine/suspension based on the criteria that the violation does or does not exist at the time of the Hearing. The Hearing Committee shall prepare Meeting Minutes for the official records of the Association.
6. Fining/suspension shall begin no earlier than the next day following the Hearing.
7. Also following the Hearing, a notice shall be sent to the owner providing information regarding the results of the Hearing, the amount of the fine and the date the fine/suspension shall begin. A fee, currently set at \$50 per occurrence, shall be charged and paid to Leland Management for the administration of these services.
8. Fines shall be calculated on the last day of each month and applied to the owner's account. A statement will be mailed to the owner.

We hereby certify that the undersigned represent all of the Directors of the Association and is being executed in accordance with the Florida Statutes and the terms of the Association's Governing Documents.

Bill Huns

Name:
Title: President

Wendy Emanuel

Name:
Title: Sec. / Treasurer

Tommy Ehler

Name:
Title: vice President

HERON ISLES OWNERS ASSOCIATION, INC.

1027 South 8th Street
Fernandina Beach, FL 32034
904-572-4342

COVENANT VIOLATION ENFORCEMENT POLICY

The Board of Directors agrees to the following enforcement procedures of the Covenants, Codes, and Rules of the association, and hereby authorizes Leland Management to follow the policy as listed below:

First Notice of violation – First Notice – “Friendly Reminder” Letter
14 days to comply)

Final Notice which includes the 14 Day Hearing Notice of violation
“Final Notice” Letter sent 14 days after the First.

Continued Non-Compliance

Referred to the Board of Directors for review for next action. (OR)

Forward to Association Attorney for Legal Action

Conduct a Hearing to Suspend Use Rights (14 day notice to homeowner)

Conduct a Hearing to Fine (14 day notice to homeowner)

Approved by Board March 20, 2019

Bill Henry
President's Signature

3/20/2019
Date

HERON ISLES OWNERS ASSOCIATION, INC.

Fine Schedule

Appendix A

The information was taken from the present rules and regulations. The fine amounts are based on the severity of the infraction.

- Architectural Control: Includes not submitting an ARB for improvements like, pools, additions, decks, windows doors, major landscaping etc. Fine \$100 a day
- All other Architectural Control violations. Fine: \$10 per day
- Exterior Appearance/Landscaping: Includes exterior painting, pressure washing, dead lawn or plants etc. Fine: \$50 a day
- Lakes: Swimming or boating: Includes swimming having a motorized boat in the lake. Fine: \$25 a day
- Parking: Includes, RV's, Trailers, Boars, parking on lawn. Fine: \$50 a day
- Trash Can violations: Fine \$25 a day

Approved by Board March 20, 2019

William S. Harvey
President Signature

March 20, 2019
Date